1991

AGRICULTURAL REAL ESTATE VALUES IN ALBERTA

ALBERTA AGRICULTURE
ECONOMIC SERVICES DIVISION
PRODUCTION ECONOMICS BRANCH

APRIL 1992

FOREWORD

This publication provides information on agricultural real estate values and transactions in rural Alberta for the year 1991.

The trend and situations discussed are not intended for use as benchmarks for individual transactions. Prospective buyers and sellers should therefore be cautious in applying these numbers to their particular situation. The real estate values presented in this report are the consideration values registered by buyers and sellers in the Land Titles offices from January 1, through December 31, 1991. Because the consideration value includes both land and buildings on the property, the value of land alone cannot be isolated from the real estate value.

Total acres transferred was down significantly in 1991, falling by 33.2 per cent. Similarly, average land values which have been increasing in the last two years, dropped by 6.1 per cent to the 1989 levels. Only CLI class 1 land, which represented less than five per cent of acres transferred, increased in value. The monthly values showed some recovery in the last quarter of 1991. Information for early 1992 should indicate where values are headed.

Readers requiring further information or clarification should contact the Production Economics Branch at 427-4005.

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ACKNOWLEDGEMENTS

I would like to thank Carlyle Ross and Elwin Smith for their contribution to this report.

Honor Mooney

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SECTION I

DATA COLLECTION AND ANALYTICAL PROCEDURES

The Assessment Operations Branch, Department of Municipal Affairs, collects all title transactions whether it be a sale, an easement, a mortgage, a name change, or any other transaction. This information is obtained from the land title documents supplied by the Alberta Land Titles offices. The title information is entered into a computer data base by the Tax Recovery Branch. The title contains the location, parcel size, transfer data, Canada Land Inventory (C.L.I.) class, consideration value if sold, and ownership category.

The C.L.I. class is a rating which indicates the agricultural capability of the land. The C.L.I. class for each parcel is determined as the dominant C.L.I. class for the parcel (usually a quarter section). The C.L.I. allows average real estate values of land of similar productive capability to be compared. The C.L.I. class definitions are as follows:[1]

Class

1 Soils with no significant limitations in use for crops.

2 Soils with moderate limitations that restrict the range of crops or require moderate conservation practices.

3 Soils with moderately severe limitations that restrict the range of crops or require special conservation practices.

4 Soils with severe limitations that restrict the range of crops or require special conservation practices or both.

5 Soils that are unsuitable for annual cultivation. These soils could be improved for the production of perennial forages and pasture.

6 Soils that have some natural grazing potential and improvement practices are not feasible.

7 Soils that have no capability for arable culture or permanent pasture.

8 Organic soils that are frequently found in the wooded regions of the province.

9 Unclassified due to a lack of C.L.I. maps of the area at a 1:250,000 scale or lower.

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[1]L.K. Brocke, "Soil Capability for Agriculture in Alberta", Alberta Environment, May, 1977.

The information on the land title is not adequate to distinguish agricultural and nonagricultural real estate, the portion of the sale price attributable to land and to buildings, nor the amount of cultivated land. This analysis considered agricultural real estate to include parcels with greater than 60 acres (24 hectares) and a consideration value between $5 and $1,500 per acre ($12 and $3,705 per hectare) on the date of registration. All other land sales were defined as nonagricultural. The values reported are for the real estate, land plus buildings, because the two cannot be separated from the available land title information.

The information in this report has been compiled on a provincial and municipal basis (County, Municipal District, Improvement District, or Special Area). Where there were fewer than three sale transactions for a specific category, sale values were not recorded in the report.

SECTION II

AGRICULTURAL REAL ESTATE TRANSACTIONS IN ALBERTA

The total number of agricultural acres transferred in 1991 decreased to 661,760, a 33 per cent decline from 1990. Agricultural acres transferred had been increasing yearly from 1985 to 1989 until 1990 saw the beginning of a reversal in this trend. Average value per acre declined steadily through the first three quarters of 1991 and despite a 10 per cent increase in the fourth quarter, showed an overall decline of 6 per cent from 1990 to finish at $393 per acre. The total value of agricultural real estate transferred decreased in 1991 by 37.2 per cent to 260 million dollars due to declines in both acres transferred and average value per acre.

Volume of Agricultural Real Estate Transferred in 1991

There were 661,760 agricultural acres transferred in 1991, representing a decrease of 328,466 acres from the 990 thousand acres transferred in 1990.

Provincial transfers by C.L.I. class are shown in Table 1 for 1990 and 1991. All land classes showed percentage decreases in acreage transferred.

The distribution of C.L.I. classes transferred remained relatively constant from 1990 to 1991. Classes 2, 3 and 4 comprise 76.5 per cent of all agricultural land transferred in 1991. This is quite close to the 77.1 per cent that these classes represented in 1990. The percentage of C.L.I. classes transferred will be indicative of the provincial C.L.I. distribution of agricultural land. Table 1 includes provincial figures while municipal breakdowns are reported in a subsequent table (Table 12). Figure 1A illustrates the trend in agricultural land transfers from 1973 to 1991 by C.L.I. class. All classes follow similar trends.

Land transferred by C.L.I. class and month is reported in Table 2 (Table 3 for hectares). May saw the largest number of acres transferred, followed by January and April. The period of April to June records the highest acreage transfer because these are sales that were made prior to the cropping season (title registration lags behind the sale date). The next busiest period is January to March, reflecting sales made after harvest and into early winter. The July to December period has the smallest transfer of acres and represents sales made during the cropping season. The monthly transfers of land are illustrated in Figure 2A for 1990 and 1991. Sales in 1991 were lower than in 1990 with the majority of the sales occurring in the first half of the year. Only September had higher sales in 1991 than in 1990.

Values of Agricultural Real Estate Transferred in 1991

The average per acre value of agricultural real estate decreased by 6 per cent from 1990 to 1991, from $418 in 1990 to $393 in 1991. Table 4 shows the average real estate value by C.L.I. class in 1990 and 1991, as well as the per cent change from 1990 to 1991. Class 2 land values showed the greatest decrease in value (8.53%) while classes 1 and "other" increased in value (4.56% and 30.52%, respectively). Figure 1B illustrates average real estate values by C.L.I. class from 1973 to 1991.

Monthly real estate values by C.L.I. class are shown in Table 5 (Table 6 contains values in $ per hectare). Land values are highest for C.L.I. class 1 land and generally decline as the C.L.I. rating increases. The monthly average value across all C.L.I. classes represents an average weighted by the number of acres transferred in each land class. The average monthly values for 1991 are compared with 1990 in Table 7 and are illustrated in Figure 2B. The year-over-year value change ranged from a decline of 15.8 per cent in July to an increase of 27.4 per cent in December. Values in all remaining months, except September, were lower than the corresponding 1990 values.

The total value of agricultural real estate transfers in 1990 and 1991 are shown in Table 8. The total value decreased by 37.2 per cent in 1991 to 260 million dollars, due to both fewer acres transferred and lower value per acre.

Non-agricultural Real Estate

As previously stated, agricultural transfers were defined as parcels greater than 60 acres (24 hectares) and with a value between $5 and $1,500 per acre ($12 and $3,705 per hectare). Non-agricultural transfers were those that did not satisfy the criteria for agricultural transfers. Table 9 contains a comparison of agricultural and non-agricultural real estate transfers. The total non-agricultural acres transferred corresponded to 8.1 per cent of agricultural land transfers but 41.9 per cent of the value of agricultural lands transferred. Non-agricultural real estate was priced higher than agricultural real estate, averaging $2,043 per acre versus $393 per acre for agricultural land.

TABLE 1

AGRICULTURAL REAL ESTATE TRANSFERRED BY C.L.I. CLASS

1990 and 1991

C.L.I. Class	Transferred in 1990			Transferred in 1991			% Change from 1990 to 1991
	Acres	Hectares	% of Total Land Transferred	Acres	Hectares	% of Total Land Transferred	
1	56,947	23,046	5.8	30,248	12,241	4.6	-46.9
2	218,540	88,443	22.1	140,732	56,954	21.3	-35.6
3	289,298	117,079	29.2	189,336	76,624	28.6	-34.6
4	255,710	103,486	25.8	176,306	71,351	26.6	-31.1
5	107,971	43,696	10.9	74,600	30,191	11.3	-30.9
6	49,240	19,927	5.0	39,217	15,871	5.9	-20.4
Other*	12,520	5,067	1.3	11,321	4,582	1.7	-9.6
Total Province	990,226	400,744	100.0	661,760	267,814	100.0	-33.2

* Other includes C.L.I. 7, C.L.I. 9, Organic and parcels that could not be assigned a C.L.I. class because of lack of a suitable map.

Figure 1A: Acres Transferred by C.L.I. and Year
Agricultural Real Estate 1991

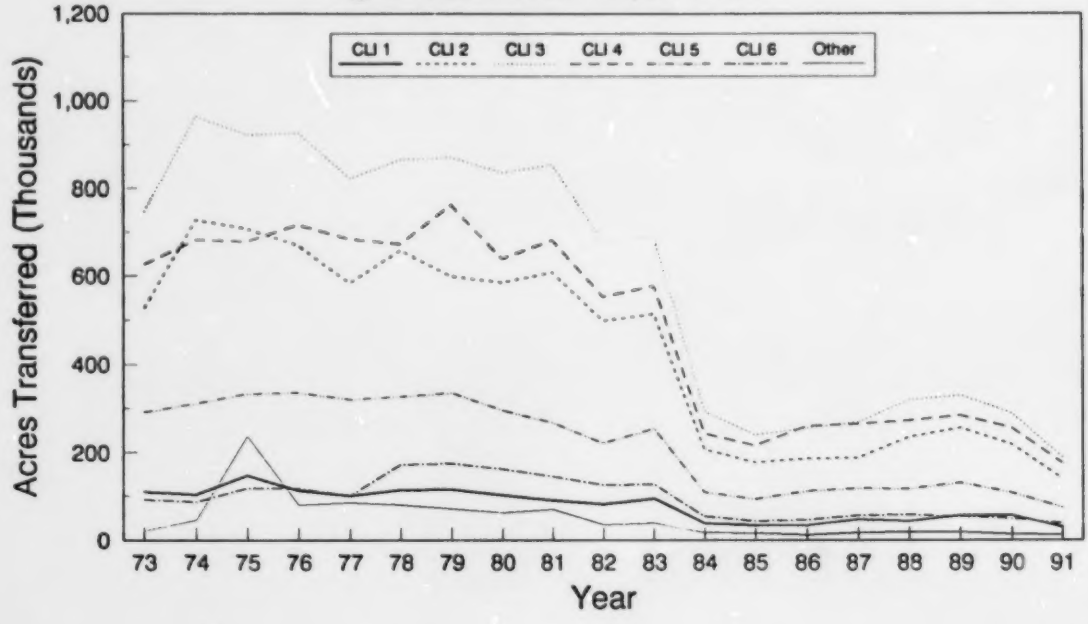


Figure 1B: Average Value by C.L.I. and Year
Agricultural Real Estate 1991

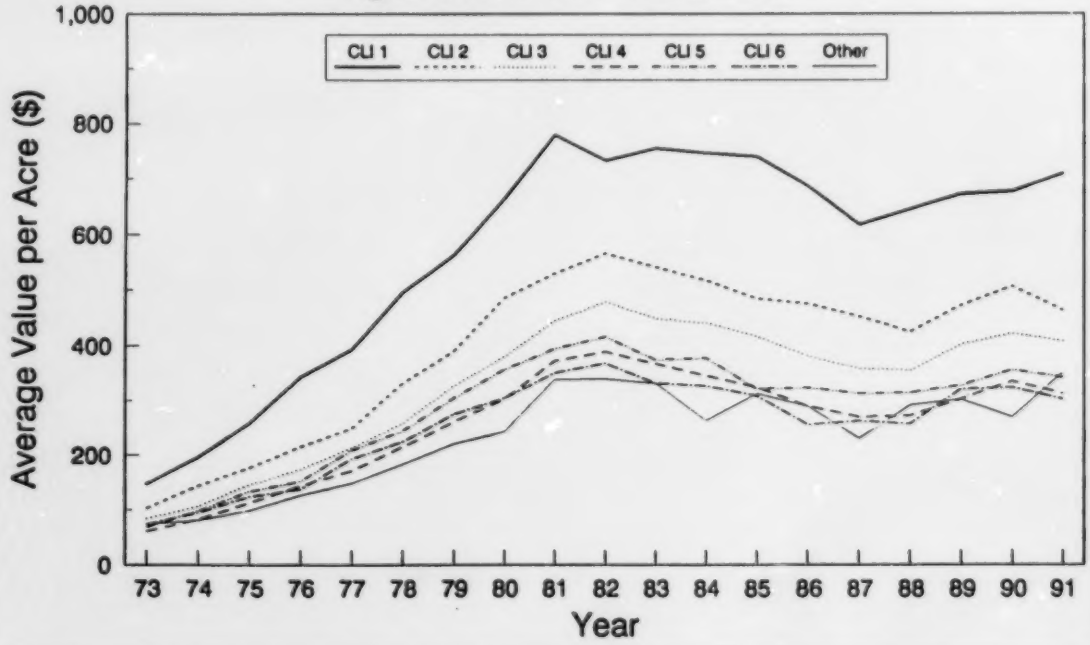


TABLE 2
ACRES TRANSFERRED BY C.L.I. CLASS BY MONTH
1991

Month	C.L.I. Class 1	2	3	4	5	6	Other*	Total**
January	4,935	20,104	19,943	14,918	7,878	6,123	1,144	75,045
February	708	8,237	11,051	9,400	3,709	1,765	627	35,497
March	2,034	9,445	13,243	9,978	6,188	2,740	1,594	45,223
April	2,540	15,052	23,268	20,203	6,308	2,971	1,348	71,690
May	3,958	23,954	28,714	26,512	10,187	4,755	729	98,809
June	3,150	12,999	18,631	21,273	9,239	3,191	590	69,073
July	2,039	11,238	16,327	18,127	8,222	3,432	1,056	60,441
August	1,221	7,881	12,907	14,872	6,691	3,876	1,322	48,770
September	3,020	9,063	11,881	10,806	5,933	3,662	658	45,023
October	1,165	9,498	12,378	13,562	4,002	4,098	1,245	45,948
November	4,592	9,888	16,818	13,051	4,981	2,604	360	52,294
December	886	3,373	4,175	3,604	1,262	0	648	13,948
TOTAL	30,248	140,732	189,336	176,306	74,600	39,217	11,321	661,760

* Includes parcels that were predominantly C.L.I. 7, C.L.I. 9 or Organic, or could not be assigned a C.L.I. class because of lack of a suitable map.

** Totals may vary due to rounding.

TABLE 3

HECTARES TRANSFERRED BY C.L.I. CLASS BY MONTH

1991

Month	C.L.I. Class 1	2	3	4	5	6	Other*	Total**
January	1,997	8,136	8,071	6,037	3,188	2,478	463	30,371
February	287	3,334	4,472	3,804	1,501	714	254	14,366
March	823	3,822	5,359	4,038	2,504	1,109	645	18,301
April	1,028	6,092	9,417	8,176	2,553	1,202	546	29,013
May	1,602	9,694	11,621	10,729	4,123	1,924	295	39,988
June	1,275	5,261	7,540	8,609	3,739	1,291	239	27,954
July	825	4,548	6,608	7,336	3,327	1,389	427	24,460
August	494	3,189	5,223	6,019	2,708	1,569	535	19,737
September	1,222	3,668	4,808	4,373	2,401	1,482	266	18,221
October	471	3,844	5,009	5,489	1,620	1,658	504	18,595
November	1,858	4,002	6,806	5,282	2,016	1,054	146	21,163
December	359	1,365	1,690	1,459	511	0	262	5,645
TOTAL	12,241	56,954	76,624	71,351	30,191	15,871	4,582	267,814

* Includes parcels that were predominantly C.L.I. 7, C.L.I. 9 or Organic, or could not be assigned a C.L.I. class because of lack of a suitable map.

** Totals may vary due to rounding.

Figure 2A: Acres Transferred by Month
Agricultural Real Estate 1990 and 1991

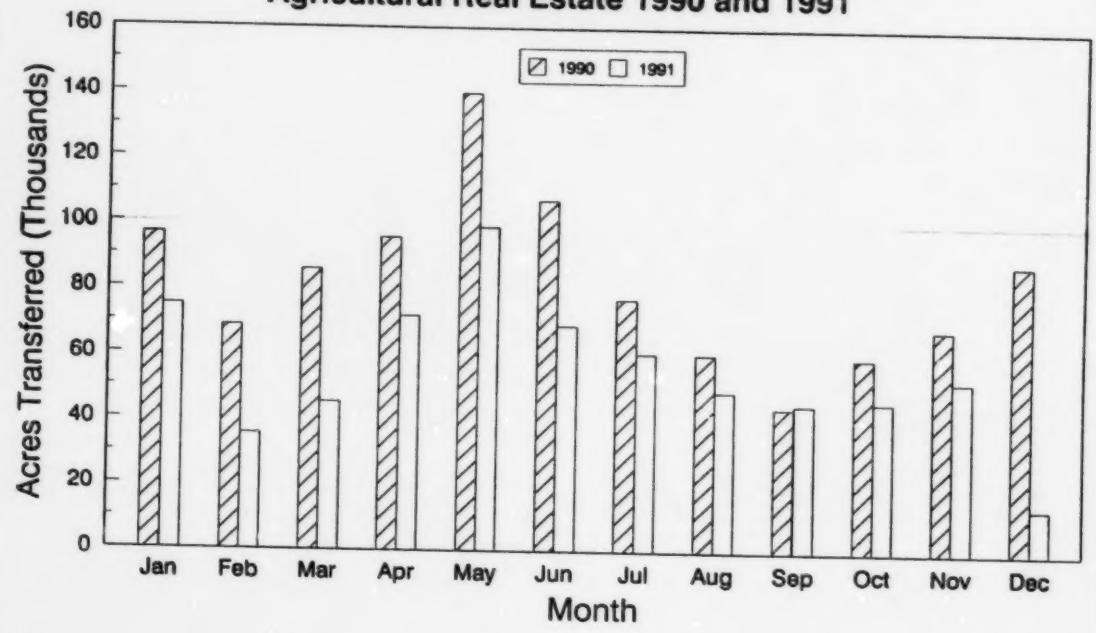


Figure 2B: Average Value per Acre by Month
Agricultural Real Estate 1990 and 1991

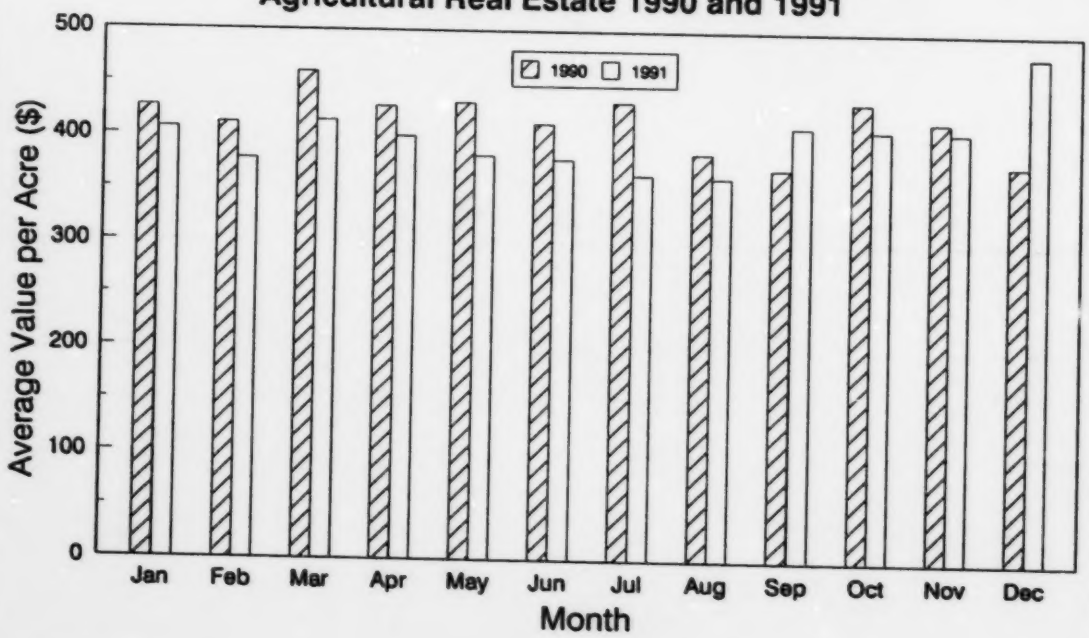


TABLE 4

VALUE OF AGRICULTURAL REAL ESTATE TRANSFERRED BY C.L.I. CLASS

1990 and 1991

C.L.I. Class	Average Value per Acre ($)		Average Value per Hectare ($)		% Change
	1990	1991	1990	1991	1990 to 1991
1	678.68	709.62	1676.99	1753.44	4.56
2	506.60	463.39	1251.80	1145.01	-8.53
3	421.63	407.70	1041.83	1007.41	-3.30
4	333.38	311.48	823.78	769.66	-6.57
5	355.23	341.17	877.76	843.03	-3.96
6	323.02	302.23	798.18	746.79	-6.44
Other*	268.07	349.88	662.38	864.54	30.52
Total Province	418.29	392.97	1033.59	971.01	-6.05

* Includes parcels that were predominantly C.L.I. 7, C.L.I. 9 or Organic, or could not be assigned a C.L.I. class because of lack of a suitable map.

TABLE 5
AVERAGE VALUE PER ACRE BY C.L.I. CLASS BY MONTH
1991

Month	C.L.I. Class 1	2	3	4	5	6	Other*	Average Value**
January	666.00	476.00	415.00	357.00	328.00	186.00	308.00	406.87
February	698.00	471.00	392.00	309.00	290.00	294.00	342.00	378.04
March	649.00	498.00	440.00	333.00	352.00	280.00	389.00	414.37
April	678.00	457.00	437.00	300.00	333.00	437.00	299.00	399.38
May	796.00	450.00	386.00	290.00	317.00	301.00	507.00	381.87
June	680.00	484.00	388.00	292.00	348.00	298.00	197.00	378.68
July	643.00	417.00	384.00	278.00	403.00	280.00	412.00	364.25
August	537.00	435.00	420.00	279.00	312.00	398.00	297.00	362.46
September	664.00	496.00	420.00	368.00	312.00	269.00	272.00	410.51
October	831.00	453.00	447.00	347.00	414.00	274.00	355.00	407.66
November	798.00	427.00	397.00	297.00	293.00	436.00	617.00	406.48
December	840.00	586.00	332.00	459.00	555.00	0.00	331.00	478.64
TOTAL	709.62	463.39	407.70	311.48	341.17	302.23	349.88	392.97

* Includes parcels that were predominantly C.L.I. 7, C.L.I. 9 or Organic, or could not be assigned a C.L.I. class because of lack of a suitable map.

** Weighted Averages

TABLE 6
AVERAGE VALUE PER HECTARE BY C.L.I. CLASS BY MONTH
1991

Month	C.L.I. Class 1	2	3	4	5	6	Other*	Average Value**
January	1645.66	1176.18	1025.45	882.13	810.48	459.60	761.06	1005.36
February	1724.73	1163.83	968.62	763.53	716.58	726.46	845.07	934.13
March	1603.66	1230.54	1087.23	822.83	869.78	691.87	961.21	1023.90
April	1675.32	1129.23	1079.81	741.29	822.83	1079.81	738.82	986.86
May	1966.89	1111.93	953.79	716.58	783.30	743.76	1252.78	943.59
June	1680.26	1195.95	958.73	721.52	859.90	736.35	486.78	935.70
July	1588.83	1030.39	948.85	686.93	995.80	691.87	1018.04	900.05
August	1326.91	1074.87	1037.81	689.40	770.94	983.44	733.88	895.62
September	1640.72	1225.60	1037.81	909.32	770.94	664.69	672.10	1014.35
October	2053.37	1119.35	1104.52	857.43	1022.98	677.04	877.19	1007.32
November	1971.83	1055.10	980.97	733.88	723.99	1077.34	1524.59	1004.39
December	2075.61	1447.99	820.36	1134.17	1371.39	0.00	817.89	1182.70
AVERAGE**	1753.44	1145.01	1007.41	769.66	843.03	746.79	864.54	971.01

* Includes parcels that were predominantly C.L.I. 7, C.L.I. 9 or Organic, or could not be assigned a C.L.I. class because of lack of a suitable map.

** Weighted Averages

TABLE 7
AGRICULTURAL MONTHLY REAL ESTATE SUMMARY
1990 and 1991

	1990		1991		% Change in Acres Transferred 1990 to 1991	% Change in Average Value 1990 to 1991
	Acres Transferred	Average Value ($/acre)	Acres Transferred	Average Value ($/acre)		
January	96,409	426.68	75,045	406.87	-22.2	-4.6
February	68,649	411.72	35,497	378.04	-48.3	-8.2
March	85,748	459.81	45,222	414.37	-47.3	-9.9
April	95,372	427.86	71,690	399.38	-24.8	-6.7
May	139,675	431.36	98,809	381.87	-29.3	-11.5
June	106,951	412.00	69,073	378.68	-35.4	-8.1
July	77,118	432.53	60,441	364.25	-21.6	-15.8
August	60,302	384.75	48,770	362.46	-19.1	-5.8
September	43,997	371.04	45,023	410.51	2.3	10.6
October	59,470	433.42	45,948	407.66	-22.7	-5.9
November	68,301	416.58	52,294	406.48	-23.4	-2.4
December	88,234	375.68	13,948	478.64	-84.2	27.4
TOTAL	990,226	418.29	661,760	392.97	-33.2	-6.1

TABLE 8
TOTAL VALUE OF REAL ESTATE TRANSFERRED BY C.L.I. CLASS
1990 and 1991

C.L.I. Class	1990 Acres	1990 Value ($/acre)	1990 Value ($) of Transfers	1991 Acres	1991 Value ($/acre)	1991 Value ($) of Transfers	% Change Total Value of Land Transferred 1990 to 1991
1	56,947	678.68	38,648,618	30,248	709.62	21,464,453	-44.5
2	218,540	506.60	110,713,230	140,732	463.39	65,213,398	-41.1
3	289,298	421.63	121,976,257	189,336	407.70	77,192,145	-36.7
4	255,710	333.38	85,249,820	176,305	311.48	54,915,695	-35.6
5	107,971	355.23	38,354,663	74,600	341.17	25,451,610	-33.6
6	49,240	323.02	15,905,670	39,217	302.23	11,852,370	-25.5
Other	12,520	268.07	3,356,194	11,321	349.88	3,961,002	18.0
Province	990,226	418.29	414,204,453	661,760	392.97	260,050,673	-37.2

TABLE 9
AGRICULTURAL* AND NON-AGRICULTURAL** REAL ESTATE COMPARISON
1991

	Agricultural Real Estate	Non-Agricultural Real Estate (within rural areas)
Total value of land transferred ($)	260,071,680	108,920,286
Total area transferred (acres)	661,760	53,318
(hectares)	267,811	21,577
Average value ($/acre)	393.00	2,043.00
($/hectare)	971.00	5,048.00

* Defined as parcels greater than 60 acres (25 hectares) and valued between $5 and $1,500 per acre ($12 and $3700 per hectare).

** All other real estate transactions.

SECTION III

SUMMARY

The 1991 agricultural real estate situation has been reviewed and reported on a provincial, C.L.I. class and monthly basis. Comparisons between 1990 and 1991 have been presented as well as trends in acres transferred and average values. Yearly comparisons are at the provincial level. Municipality data are presented in Appendix B while quarterly and regional data are presented in Appendix C.

The number of agricultural acres transferred in 1991 decreased 33.2 per cent from 1990, while the average value of real estate decreased by 6 per cent. Appendix D contains some detailed yearly comparisons. The number of sales transactions decreased by 30.9 per cent in 1991 compared to 1990 (for details, see Appendix E).

Although agricultural real estate values declined in 1991 compared to 1990, a look at the quarterly changes for 1991 indicates that values have increased into the fourth quarter. Quarterly real estate values increased from $402 per acre in the first quarter to $416 per acre in the fourth. Determination as to whether this is short term or the start of a trend toward increased real estate values will require transaction data from early 1992 for confirmation.

APPENDIX A

REAL ESTATE VALUES IN THE EDMONTON AND CALGARY PERIPHERIES

REAL ESTATE VALUES IN THE EDMONTON AND CALGARY PERIPHERIES

The value of real estate is influenced by its proximity to urban centres. The demand for county residential living, industrial, commercial or other non-agricultural land uses exerts an upward pressure on the value of real estate near an urban centre.

Information provided in Tables 10 and 11 include only those transfers in the urban peripheries of Edmonton and Calgary.

The Edmonton periphery is inclusive of Townships 49 to 56 of Range 20, West of the Fourth Meridian to Townships 49 to 56 of Range 2, West of the Fifth Meridian. The Calgary periphery is inclusive of Townships 20 to 27 of Range 26, West of the Fourth Meridian to Townships 20 to 27 of Range 5, West of the Fifth Meridian. Transfers described in these tables did not include transfers with a Lot-Block-Plan designation.

In both Edmonton and Calgary, small parcels received a higher price on a per acre basis. Many of the smaller parcels were closer to the city and would have a highly valued non-agricultural use. The overall average value of periphery land around Calgary was 55.4 per cent higher than that around Edmonton ($2,023 in Calgary and $1,302 in Edmonton). The total number of acres transferred in Calgary was lower than in Edmonton by 24.4 per cent (18,142 in Calgary and 23,998 in Edmonton).

TABLE 10
TRANSFER VALUES IN THE CALGARY PERIPHERY
1991

Size Class (Acres)	Total Transferred (Acres)	Average Value ($/Acre)
0+ - 5	26	39,614
5+ - 35	1,000	8,344
35+ - 70	720	5,392
70+ - 90	885	1,935
90+ - 150	4,651	1,840
150+ - 170	8,736	1,401
170+	2,125	450
Total and Average	18,142	2,023

Size Class (Hectares)	Total Transferred (Hectares)	Average Value ($/Hectare)
0+ - 2	11	97,886
2+ - 14	405	20,618
14+ - 28	291	13,324
28+ - 36	358	4,781
36+ - 61	1,882	4,547
61+ - 69	3,535	3,462
69+	860	1,112
Total and Average	7,342	4,999

TABLE 11
TRANSFER VALUES IN THE EDMONTON PERIPHERY
1991

Size Class (Acres)	Total Transferred (Acres)	Average Value ($/Acre)
0+ - 5	108	21,683
5+ - 35	490	7,537
35+ - 70	923	2,021
70+ - 90	5,302	1,522
90+ - 150	2,679	804
150+ - 170	13,909	906
170+	587	893
Total and Average	23,998	1,302

Size Class (Hectares)	Total Transferred (Hectares)	Average Value ($/Hectare)
0+ - 2	44	53,579
2+ - 14	198	18,624
14+ - 28	374	4,994
14+ - 36	2,146	3,761
36+ - 61	1,084	1,987
61+ - 69	5,629	2,239
69+	238	2,207
Total and Average	9,712	3,217

APPENDIX B

AGRICULTURAL REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. CLASS

ID 24
ID 23
ID 22
ID 21
ID 19
ID 17
ID 20
ID 18
ID 15
ID 14
ID 12
MD 99
ID 9
Alberta
MUNICIPAL AFFAIRS
MUNICIPALITIES
1991

TABLE 12
AGRICULTURAL REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. CLASS RATING
1991

Municipality		Agricultural C.L.I. Class Rating 1	2	3	4	5	6	Other	Total
County 1	Acres	0	8,824	6,699	4,426	1,176	323	787	22,235
Grande Prairie	Avg. Value	0.00	408.00	400.00	272.00	234.00	330.00	534.00	372.64
County 2	Acres	0	5,560	3,312	1,844	1,602	661	0	12,979
Vulcan	Avg. Value	0.00	408.00	423.00	215.00	150.00	N/A	0.00	347.67
County 3	Acres	238	4,912	3,494	2,831	1,516	756	0	13,747
Ponoka	Avg. Value	N/A	556.00	617.00	384.00	480.00	568.00	0.00	535.08
County 4	Acres	408	1,375	2,393	900	2,171	0	0	7,247
Newell	Avg. Value	N/A	486.00	524.00	427.00	280.00	0.00	0.00	422.87
County 5	Acres	0	2,885	568	776	159	0	0	4,388
Warner	Avg. Value	0.00	415.00	392.00	318.00	N/A	0.00	0.00	389.25
County 6	Acres	0	5,144	2,669	2,123	2,350	160	76	12,522
Stettler	Avg. Value	0.00	284.00	255.00	226.00	229.00	N/A	N/A	254.30
County 7	Acres	0	871	1,639	1,746	240	929	160	5,585
Thorhild	Avg. Value	0.00	490.00	338.00	203.00	N/A	256.00	N/A	302.74
County 8	Acres	1,114	802	3,639	3,830	3,667	476	0	13,528
Forty Mile	Avg. Value	571.00	314.00	351.00	240.00	109.00	143.00	0.00	262.58
County 9	Acres	0	8,052	3,169	2,74.	1,742	323	80	16,107
Beaver	Avg. Value	0.00	425.00	244.00	224.00	268.00	N/A	N/A	337.09
County 10	Acres	1,562	3,322	2,522	3,874	630	421	0	12,331
Wetaskiwin	Avg. Value	582.00	567.00	427.00	379.00	297.00	663.00	0.00	470.69

TABLE 12 (continued)
AGRICULTURAL REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. CLASS RATING
1991

Municipality		Agricultural C.L.I. Class Rating 1	2	3	4	5	6	Other	Total
County 11 Barrhead	Acres	0	629	2,726	4,565	0	899	0	8,819
	Avg. Value	0.00	673.00	459.00	308.00	0.00	325.00	0.00	382.44
County 12 Athabasca	Acres	0	290	5,704	6,104	722	2,962	128	15,910
	Avg. Value	0.00	N/A	282.00	321.00	445.00	212.00	N/A	294.15
County 13 Smoky Lake	Acres	0	1,937	2,515	2,342	782	1,574	146	9,296
	Avg. Value	0.00	513.00	321.00	222.00	134.00	176.00	N/A	297.97
County 14 Lacombe	Acres	280	2,477	3,295	1,356	1,501	160	0	9,069
	Avg. Value	N/A	677.00	695.00	549.00	473.00	N/A	0.00	632.37
County 16 Wheatland	Acres	315	2,876	6,052	3,600	640	0	0	13,483
	Avg. Value	N/A	499.00	515.00	496.00	N/A	0.00	0.00	496.44
County 17 Mountain View	Acres	7,506	3,037	7,993	1,250	5,539	314	317	25,956
	Avg. Value	713.00	771.00	645.00	647.00	721.00	N/A	716.00	696.15
County 18 Paintearth	Acres	0	0	4,196	471	481	779	0	5,927
	Avg. Value	0.00	0.00	243.00	187.00	138.00	170.00	0.00	220.43
County 19 St. Paul	Acres	0	785	3,432	1,759	864	358	0	7,198
	Avg. Value	0.00	353.00	338.00	215.00	139.00	N/A	0.00	304.09
County 20 Strathcona	Acres	1,338	320	199	695	460	160	0	3,172
	Avg. Value	794.00	N/A	N/A	740.00	786.00	N/A	0.00	745.93
County 21 Two Hills	Acres	868	1,832	4,395	2,653	160	0	0	9,908
	Avg. Value	520.00	420.00	258.00	225.00	N/A	0.00	0.00	299.73

TABLE 12 (continued)
AGRICULTURAL REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. CLASS RATING
1991

Municipality		Agricultural C.L.I. Class Rating 1	2	3	4	5	6	Other	Total
County 22 Camrose	Acres	945	10,292	2,765	1,257	838	270	160	16,527
	Avg. Value	566.00	451.00	455.00	341.00	290.00	N/A	N/A	442.75
County 23 Red Deer	Acres	848	6,988	7,159	3,820	1,489	483	373	21,160
	Avg. Value	621.00	651.00	636.00	544.00	506.00	356.00	181.00	600.18
County 24 Vermilion River	Acres	0	5,543	7,362	4,014	1,237	534	0	18,690
	Avg. Value	0.00	480.00	380.00	302.00	318.00	225.00	0.00	384.37
County 25 Leduc	Acres	2,451	2,441	3,008	1,890	467	870	0	11,127
	Avg. Value	800.00	624.00	509.00	747.00	492.00	522.00	0.00	639.06
County 26 Lethbridge	Acres	547	2,041	1,671	0	0	149	80	4,488
	Avg. Value	902.00	935.00	803.00	0.00	0.00	N/A	N/A	903.24
County 27 Minburn	Acres	0	4,009	3,160	2,146	360	465	90	10,230
	Avg. Value	0.00	421.00	333.00	241.00	N/A	N/A	N/A	356.08
County 28 Lac Ste. Anne	Acres	0	1,414	3,905	3,254	1,126	1,273	0	10,972
	Avg. Value	0.00	276.00	353.00	456.00	265.00	163.00	0.00	342.55
County 29 Flagstaff	Acres	0	6,572	4,709	153	0	1,087	320	12,841
	Avg. Value	0.00	403.00	334.00	N/A	0.00	181.00	N/A	358.02
County 30 Lamont	Acres	1,039	4,132	1,513	396	1,115	369	0	8,564
	Avg. Value	520.00	390.00	559.00	333.00	397.00	N/A	0.00	421.75
County 31 Parkland	Acres	434	463	3,297	2,405	462	666	159	7,886
	Avg. Value	893.00	651.00	494.00	557.00	449.00	672.00	N/A	548.34

TABLE 12 (continued)
AGRICULTURAL REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. CLASS RATING
1991

Municipality		Agricultural C.L.I. Class Rating 1	2	3	4	5	6	Other	Total
M.D.1 Cypress	Acres	286	564	454	15,546	2,122	638	0	19,610
	Avg. Value	N/A	523.00	804.00	227.00	262.00	561.00	0.00	277.12
M.D.6 Cardston	Acres	0	1,266	2,224	1,973	799	110	0	6,372
	Avg. Value	0.00	419.00	576.00	511.00	399.00	N/A	0.00	500.38
M.D.8 Big Horn	Acres	0	0	0	0	484	160	243	887
	Avg. Value	0.00	0.00	0.00	0.00	654.00	N/A	N/A	607.44
M.D.9 Pincher Creek	Acres	0	857	1,255	928	2,465	803	0	6,308
	Avg. Value	0.00	580.00	505.00	543.00	476.00	200.00	0.00	470.62
M.D.14 Taber	Acres	1,123	636	2,626	4,127	791	160	0	9,463
	Avg. Value	786.00	606.00	576.00	314.00	699.00	N/A	0.00	491.53
M.D.26 Willow Creek	Acres	0	6,949	3,216	1,425	1,826	160	0	13,576
	Avg. Value	0.00	417.00	273.00	417.00	455.00	N/A	0.00	386.03
M.D.31 Foothills	Acres	0	2,609	2,990	2,011	1,293	288	459	9,650
	Avg. Value	0.00	559.00	772.00	660.00	809.00	N/A	N/A	694.99
M.D.34 Acadia	Acres	0	0	2,160	633	160	0	0	2,953
	Avg. Value	0.00	0.00	327.00	257.00	N/A	0.00	0.00	298.12
M.D.44 Rocky View	Acres	2,115	1,947	3,280	236	1,735	436	147	9,896
	Avg. Value	787.00	753.00	708.00	N/A	896.00	857.00	N/A	783.05
M.D.47 Starland	Acres	595	317	1,118	950	313	0	0	3,293
	Avg. Value	N/A	N/A	436.00	417.00	N/A	0.00	0.00	468.73

TABLE 12 (continued)
AGRICULTURAL REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. CLASS RATING
1991

Municipality		Agricultural C.L.I. Class Rating 1	2	3	4	5	6	Other	Total
M.D.48 Kneehill	Acres	2,327	3,967	4,255	1,975	791	0	938	14,253
	Avg. Value	683.00	615.00	566.00	700.00	394.00	0.00	309.00	590.85
M.D.52 Provost	Acres	0	639	3,372	2,615	1,595	482	0	8,703
	Avg. Value	0.00	411.00	330.00	536.00	236.00	101.00	0.00	367.93
M.D.61 Wainwright	Acres	0	2,384	5,037	2,537	0	1,208	0	11,166
	Avg. Value	0.00	322.00	295.00	244.00	0.00	79.00	0.00	265.81
M.D.77 Brazeau	Acres	0	145	1,673	3,608	518	865	0	6,809
	Avg. Value	0.00	N/A	414.00	434.00	386.00	273.00	0.00	401.02
M.D.87 Bonnyville	Acres	0	0	1,882	2,051	986	264	0	5,183
	Avg. Value	0.00	0.00	347.00	550.00	346.00	N/A	0.00	413.95
M.D.90 Sturgeon	Acres	2,981	927	2,856	1,103	475	1,154	96	9,592
	Avg. Value	787.00	706.00	475.00	556.00	698.00	571.00	N/A	625.20
M.D.92 Westlock	Acres	931	1,699	5,605	2,939	303	2,120	0	13,597
	Avg. Value	584.00	640.00	467.00	432.00	171.00	245.00	0.00	447.85
M.D.99 Clearwater	Acres	0	635	467	3,341	4,502	3,748	468	13,161
	Avg. Value	0.00	367.00	932.00	553.00	562.00	450.00	477.00	528.52
M.D.130 Smoky River	Acres	0	2,142	4,399	800	161	160	215	7,877
	Avg. Value	0.00	302.00	237.00	74.00	N/A	N/A	N/A	230.98
M.D.133 Spirit River	Acres	0	564	940	0	0	0	94	1,598
	Avg. Value	0.00	360.00	238.00	0.00	0.00	0.00	N/A	312.29

TABLE 12 (continued)
AGRICULTURAL REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. CLASS RATING
1991

Municipality		Agricultural C.L.I. Class Rating 1	2	3	4	5	6	Other	Total
M.D.135 Peace	Acres	0	1,203	955	390	0	0	303	2,851
	Avg. Value	0.00	424.00	371.00	230.00	0.00	0.00	N/A	362.81
M.D.136 Fairview	Acres	0	2,068	1,080	160	0	160	301	3,769
	Avg. Value	0.00	248.00	270.00	N/A	0.00	N/A	N/A	245.25
I.D.6	Acres	0	0	0	0	0	0	0	0
	Avg. Value	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
I.D.7 Drumheller	Acres	0	0	0	0	0	0	0	0
	Avg. Value	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
I.D.8	Acres	0	0	0	0	0	0	0	0
	Avg. Value	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
I.D.14 Evansburg	Acres	0	156	159	7,461	2,813	3,221	0	13,810
	Avg. Value	0.00	N/A	N/A	355.00	174.00	245.00	0.00	295.09
I.D.15 Fort Assiniboine	Acres	0	318	1,434	2,735	637	0	0	5,124
	Avg. Value	0.00	N/A	344.00	250.00	248.00	0.00	0.00	281.40
I.D.16 Valleyview	Acres	0	1,692	6,853	1,586	0	308	160	10,599
	Avg. Value	0.00	258.00	205.00	167.00	0.00	N/A	N/A	208.63
I.D.17 High Prairie	Acres	0	1,847	3,791	3,324	787	800	1,540	12,089
	Avg. Value	0.00	209.00	232.00	161.00	355.00	92.00	280.00	213.82
I.D.18 Bonnyville	Acres	0	0	262	7,027	1,923	1,219	448	10,879
	Avg. Value	0.00	0.00	291.00	245.00	322.00	131.00	130.00	242.21

TABLE 12 (continued)
AGRICULTURAL REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. CLASS RATING
1991

Municipality		Agricultural C.L.I. Class Rating 1	2	3	4	5	6	Other	Total
I.D.19 Wanham	Acres	0	1,272	1,118	319	0	0	68	2,777
	Avg. Value	0.00	185.00	223.00	N/A	0.00	0.00	N/A	222.67
I.D.20 Spirit River	Acres	0	1,337	3,324	1,378	161	321	1,758	8,279
	Avg. Value	0.00	176.00	182.00	205.00	N/A	N/A	159.00	177.25
I.D.21 Worsley	Acres	0	1,112	2,696	3,191	632	0	318	7,949
	Avg. Value	0.00	145.00	228.00	152.00	117.00	0.00	280.00	179.13
I.D.22 Manning	Acres	0	1,657	3,191	3,614	294	160	576	9,492
	Avg. Value	0.00	273.00	223.00	146.00	N/A	N/A	509.00	216.19
I.D.23 Fort Vermilion	Acres	0	0	3,380	6,881	397	799	0	11,457
	Avg. Value	0.00	0.00	278.00	141.00	65.00	91.00	0.00	175.30
Special Area 2 Hanna	Acres	0	0	792	7,420	6,610	160	159	15,141
	Avg. Value	0.00	0.00	243.00	95.00	50.00	N/A	N/A	86.04
Special Area 3 Oyen	Acres	0	0	159	6,800	3,351	584	157	11,051
	Avg. Value	0.00	0.00	N/A	208.00	167.00	157.00	N/A	188.91
Special Area 4 Consort	Acres	0	0	1,172	6,005	2,181	1,305	0	10,663
	Avg. Value	0.00	0.00	170.00	162.00	88.00	81.00	0.00	137.83

APPENDIX C

QUARTERLY, REGIONAL AND C.L.I. CLASS SUMMARIES

TABLE 13
QUARTERLY AGRICULTURAL REAL ESTATE SUMMARY
1991

Quarter		Agricultural C.L.I. Class Rating 1	2	3	4	5	6	Other	Prov. Total
First 1991	Acres	7,677	37,785	44,238	34,297	17,775	10,628	3,366	155,766
	$/Acre	665.00	480.00	417.00	337.00	328.00	228.00	353.00	402.00
Second 1991	Acres	9,649	52,006	70,613	67,988	25,734	10,916	2,667	239,573
	$/Acre	727.00	461.00	404.00	294.00	332.00	338.00	333.00	387.00
Third 1991	Acres	6,281	28,182	41,115	43,806	20,846	10,970	3,035	154,234
	$/Acre	632.00	447.00	406.00	301.00	348.00	318.00	332.00	377.00
Fourth 1991	Acres	6,643	22,758	33,371	30,217	10,245	6,702	2,252	112,188
	$/Acre	809.00	461.00	408.00	339.00	373.00	337.00	390.00	416.00
Year Average	Acres	30,250	140,731	189,337	176,307	74,600	39,216	11,320	661,760
	$/Acre	710.00	463.00	408.00	312.00	341.00	302.00	350.00	393.00

Figure 4A: Acres Transferred by C.L.I. Agricultural Real Estate 1991

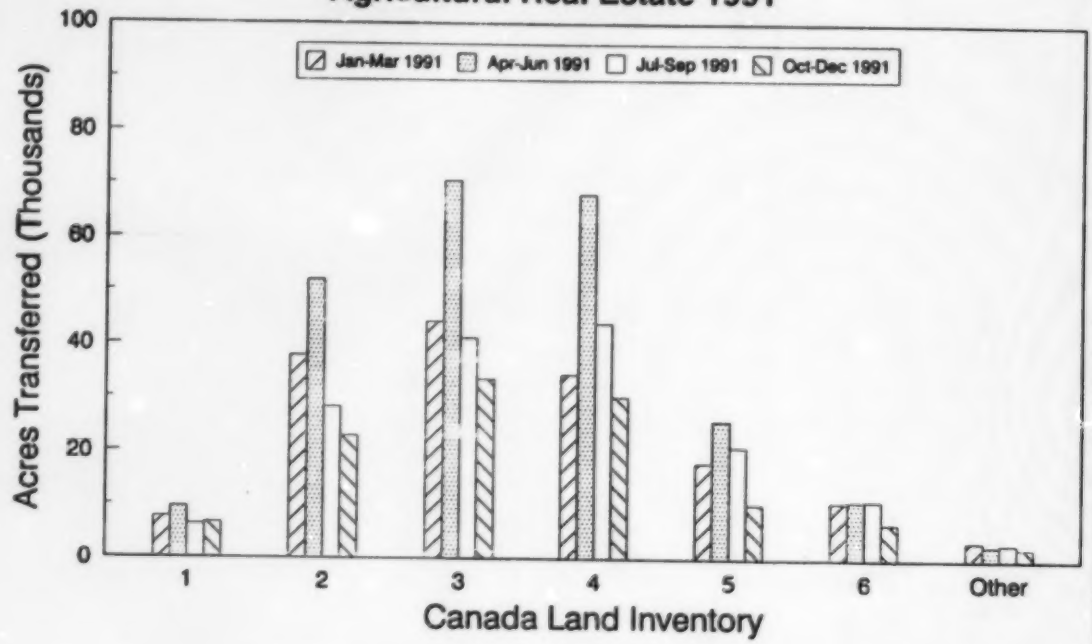


Figure 4B: Average Value per Acre by C.L.I. Agricultural Real Estate 1991

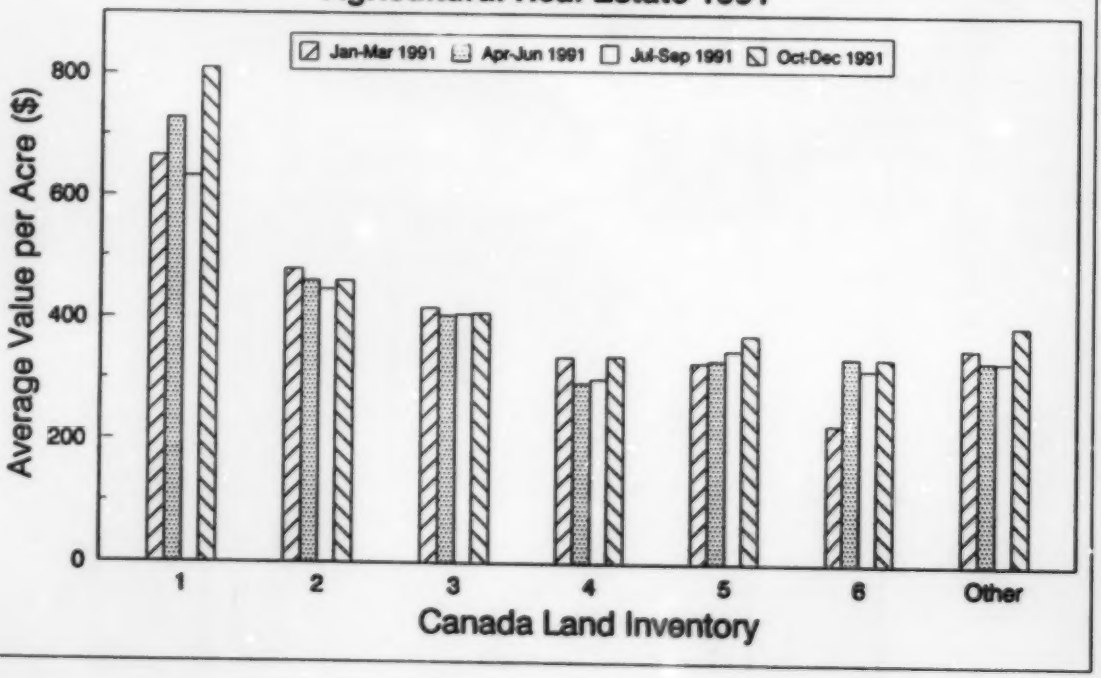


TABLE 14
AGRICULTURAL REAL ESTATE SUMMARY BY C.L.I. CLASS
1990 and 1991

Year		Agricultural C.L.I. Class Rating							Prov.
		1	2	3	4	5	6	Other	Total
1990	Acres Transferred	56,947	218,540	289,298	255,710	107,971	49,240	12,520	990,226
	Average Value ($/Acre)	678.68	506.60	421.63	333.38	355.23	323.02	268.07	418.29
1991	Acres Transferred	30,248	140,732	189,336	176,306	74,600	39,217	11,321	661,760
	Average Value ($/Acre)	709.62	463.39	407.70	311.47	341.17	302.23	349.88	392.96
1990 to 1991 Percentage Difference	Acres Transferred	-46.9	-35.6	-34.6	-31.1	-30.9	-20.4	-9.6	-33.2
	Average Value ($/Acre)	4.6	-8.5	-3.3	-6.6	-4.0	-6.4	30.5	-6.1

TABLE 15
SUMMARY OF THE QUARTERLY RESULTS
1991

	Acres Transferred	% Change QRT to QRT	Average Value ($/Acre)	% Change QRT to QRT
First Quarter	155,765	-27.8	402.00	-0.6
Second Quarter	239,573	53.8	387.00	-3.7
Third Quarter	154,234	-35.6	377.00	-2.6
Fourth Quarter	112,188	-27.3	416.00	10.3
Year End Total And Average	661,760		393.00	

Figure 5A: Acres Transferred by Quarter
Agricultural Real Estate 1990 and 1991

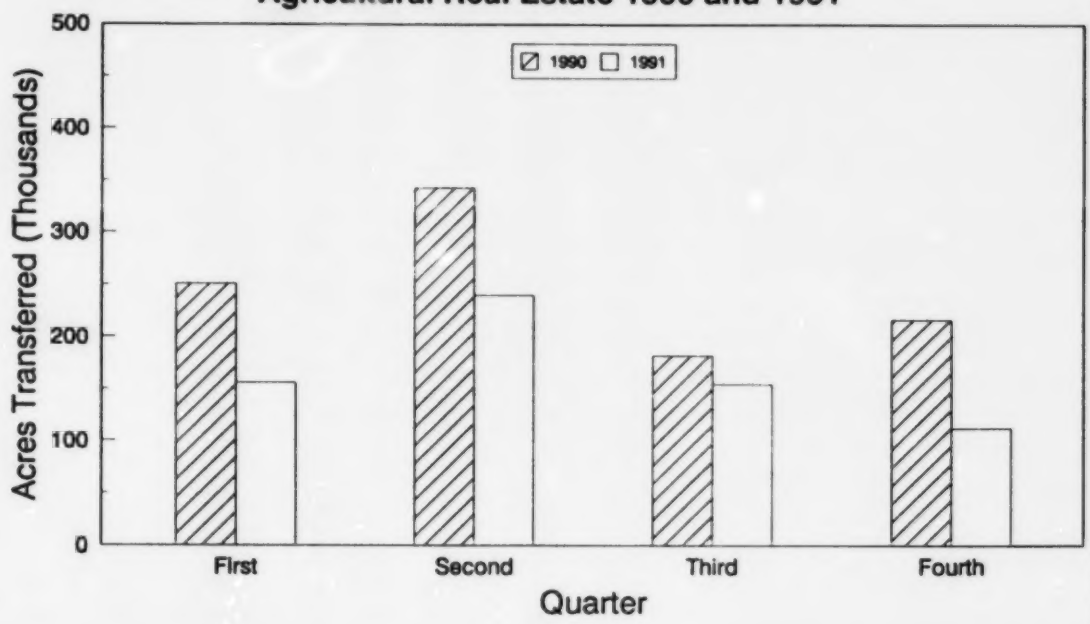


Figure 5B: Average Value per Acre by Quarter
Agricultural Real Estate 1990 and 1991

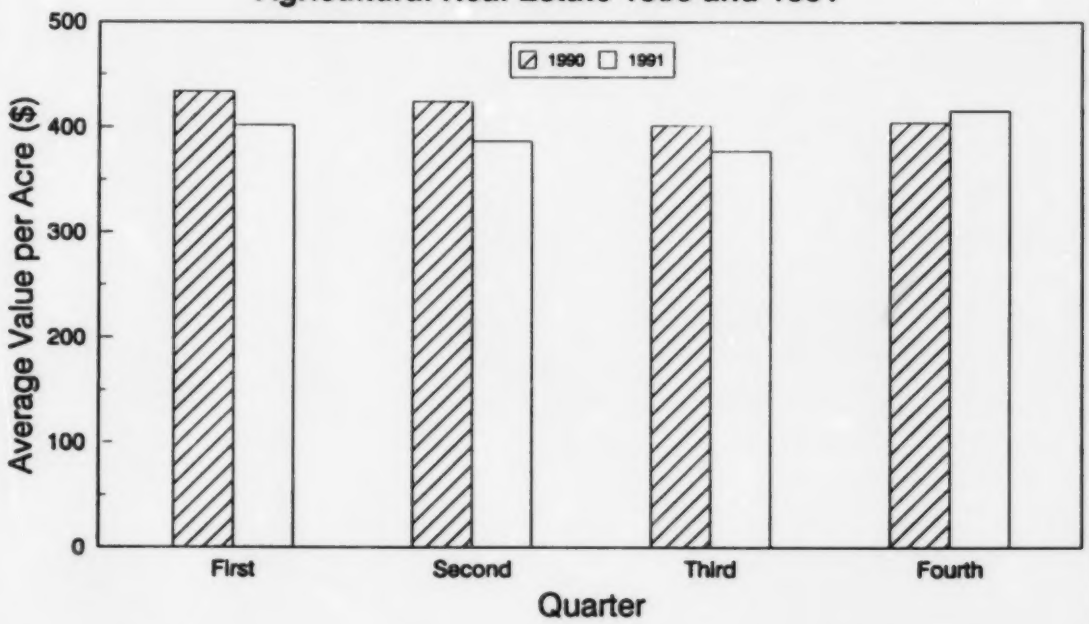


TABLE 16
AGRICULTURAL REAL ESTATE QUARTERLY SUMMARY
1990 and 1991

	1990		1991		% Change in Acres Transferred 1990 to 1991	% Change in Average Value 1990 to 1991
	Acres Transferred	Average Value ($/acre)	Acres Transferred	Average Value ($/acre)		
First Quarter	250,806	433.84	155,765	402.00	-37.9	-7.3
Second Quarter	342,000	424.41	239,573	387.00	-29.9	-8.8
Third Quarter	181,417	401.74	154,234	377.00	-14.9	-6.2
Fourth Quarter	216,004	404.50	112,188	416.00	-48.1	2.8
Year End Totals and Averages	990,227	418.30	661,760	393.00	-33.2	-6.0

TABLE 17
AGRICULTURAL REAL ESTATE REGIONAL SUMMARY
1991

		Region 1	Region 2	Region 3	Region 4	Region 5	Region 6
First Quarter	Acres	19,814	26,388	34,069	29,323	27,275	18,896
	$/Acre	402.00	533.00	424.00	342.00	411.00	264.00
Second Quarter	Acres	49,639	39,131	41,406	45,279	30,605	33,514
	$/Acre	375.00	525.00	445.00	332.00	402.00	228.00
Third Quarter	Acres	17,768	24,585	28,730	23,524	32,182	27,444
	$/Acre	363.00	446.00	436.00	318.00	430.00	252.00
Fourth Quarter	Acres	10,738	16,453	23,740	17,797	22,342	21,119
	$/Acre	499.00	511.00	463.00	350.00	461.00	254.00
Year End Totals and Averages	Acres	97,959	106,556	127,946	115,923	112,404	100,972
	$/Acre	392.00	507.00	441.00	334.00	424.00	247.00

Figure 6A: Acres Transferred by Region
Agricultural Real Estate 1991

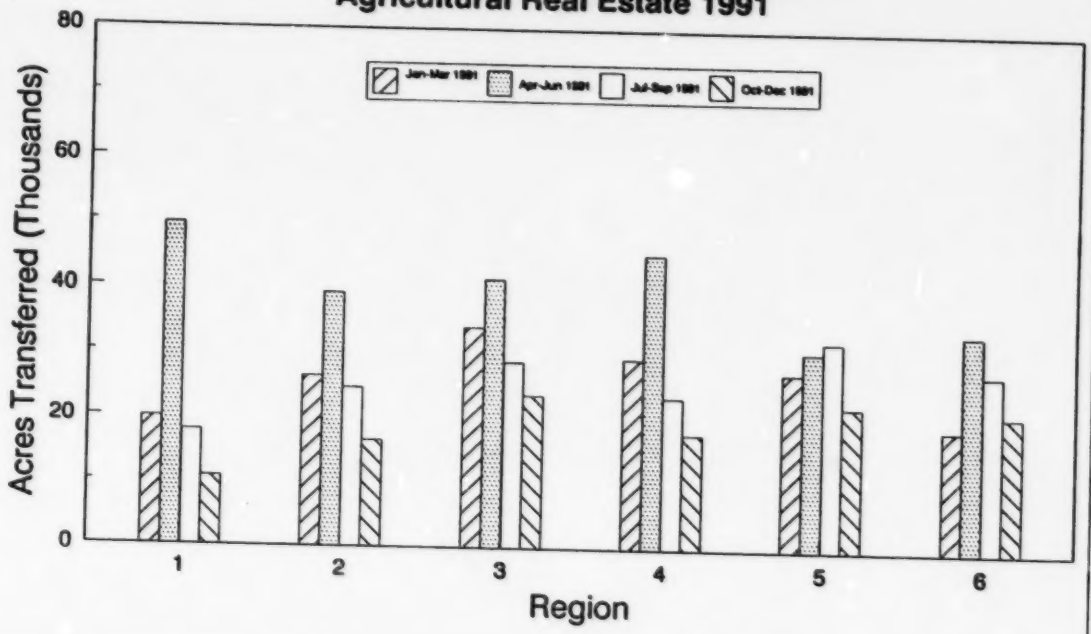


Figure 6B: Average Value per Acre by Region
Agricultural Real Estate 1991

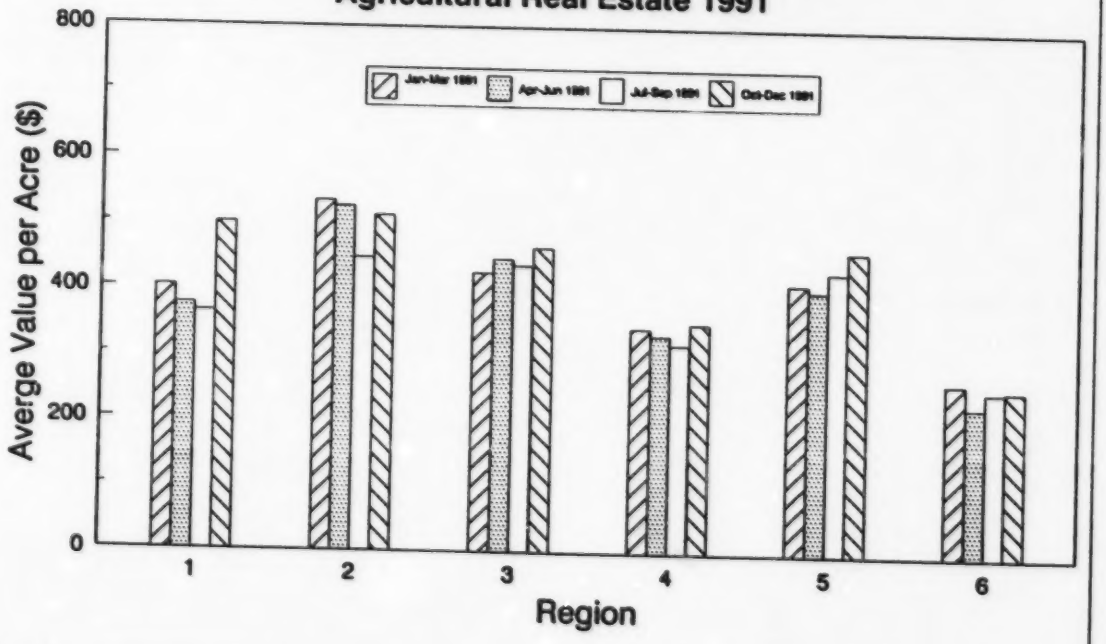


Figure 7A: Acres Transferred by Region
Agricultural Real Estate 1990 and 1991

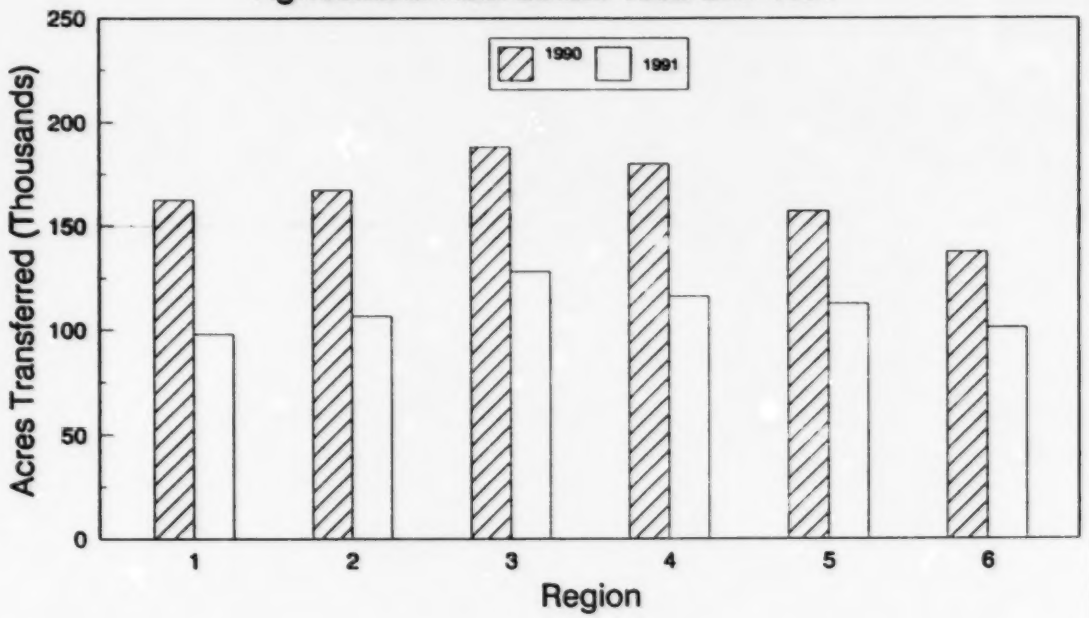
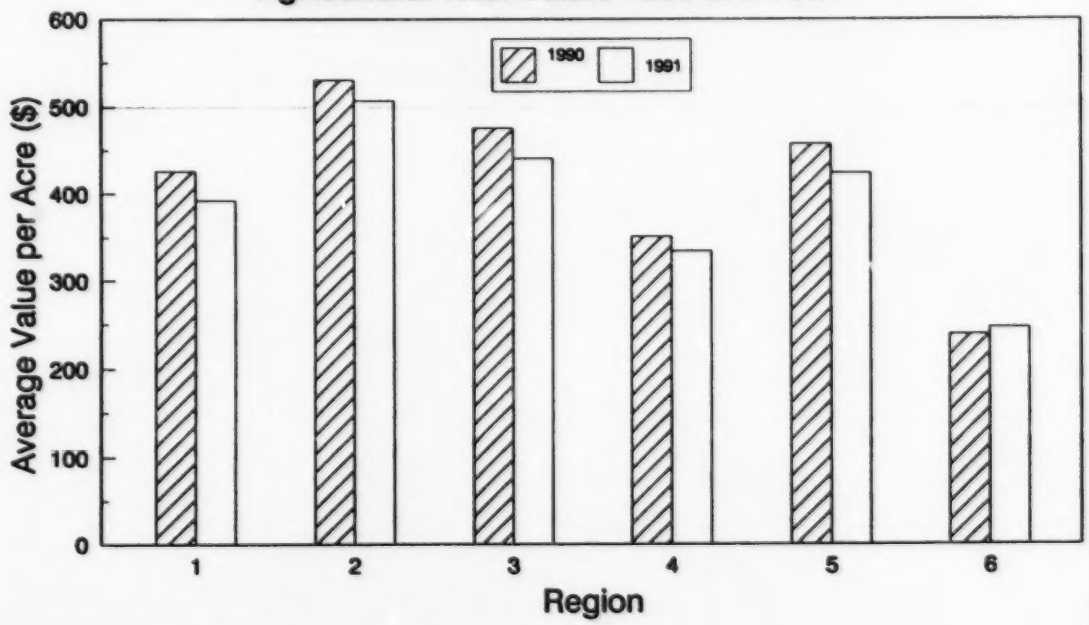


Figure 7B: Average Value per Acre by Region
Agricultural Real Estate 1990 and 1991



APPENDIX D

TOTAL VALUE OF LAND TRANSFERRED BY C.L.I. CLASS
1987 - 1991

TABLE 18
TOTAL VALUE OF LAND TRANSFERRED BY C.L.I. CLASS
1987 to 1991

1987

C.L.I. Classification	Area		Value	Total Value of Land Transferred	
	Acres	(%)	($/Acre)	($)	(%)
1	47,351	3.6	617.62	29,244,925	8.7
2	187,911	14.5	452.05	84,945,168	25.2
3	270,071	20.8	357.44	96,543,178	28.6
4	265,290	20.4	269.26	71,431,985	21.2
5	118,701	9.1	312.16	37,053,704	11.0
6	56,199	4.3	262.16	14,733,130	4.4
Other	16,321	1.3	229.78	3,750,239	1.1
Total	961,843	100.0	351.09	337,702,329	100.0

1988

C.L.I. Classification	Area		Value	Total Value of Land Transferred	
	Acres	(%)	($/Acre)	($)	(%)
1	43,797	4.1	646.13	28,298,556	7.6
2	235,502	22.1	423.50	99,735,097	26.7
3	320,926	30.1	355.11	113,964,032	30.6
4	273,397	25.6	271.08	74,112,459	19.9
5	117,220	11.0	312.98	36,687,516	9.8
6	58,243	5.5	256.53	14,941,077	4.0
Other	17,750	1.7	289.94	5,146,435	1.4
Total	1,066,835	100.0	349.52	372,885,172	100.0

TABLE 18 (Continued)
TOTAL VALUE OF LAND TRANSFERRED BY C.L.I. CLASS
1987 to 1991

1989

C.L.I. Classification	Area		Value	Total Value of Land Transferred	
	Acres	(%)	($/Acre)	($)	(%)
1	56,773	5.0	672.86	38,200,280	8.6
2	255,814	22.6	471.51	120,618,850	27.2
3	330,417	29.2	402.18	132,887,100	30.0
4	284,378	25.2	301.17	85,646,122	19.3
5	131,092	11.6	326.90	42,853,974	9.7
6	54,411	4.8	318.84	17,348,403	3.9
Other	17,539	1.6	301.01	5,279,414	1.2
Total	1,130,424	100.0	391.74	442,834,143	100.0

1990

C.L.I. Classification	Area		Value	Total Value of Land Transferred	
	Acres	(%)	($/Acre)	($)	(%)
1	56,947	5.8	678.68	38,648,790	9.3
2	218,541	22.1	506.60	110,712,871	26.7
3	289,298	29.8	421.63	121,976,716	29.4
4	255,709	25.8	333.38	85,248,266	20.6
5	107,972	10.9	355.23	38,354,894	9.3
6	49,242	5.0	323.02	15,906,151	3.8
Other	12,519	1.3	268.06	3,355,843	0.8
Total	990,228	100.0	418.30	414,203,531	100.0

TABLE 18 (Continued)
TOTAL VALUE OF LAND TRANSFERRED BY C.L.I. CLASS
1987 to 1991

1991

C.L.I. Classification	Area		Value	Total Value of Land Transferred	
	Acres	(%)	($/Acre)	($)	(%)
1	30,250	4.6	710.00	21,477,500	8.3
2	140,731	21.3	463.00	65,158,453	25.0
3	189,337	28.6	408.00	77,249,496	29.7
4	176,307	26.6	312.00	55,007,784	21.1
5	74,599	11.3	341.00	25,438,259	9.8
6	39,216	5.9	302.00	11,843,232	4.6
Other	11,320	1.7	350.00	3,962,000	1.5
Total	661,760	100.0	393.00	260,136,724	100.0

PERCENT DIFFERENCE
TOTAL VALUE
LAND TRANSFERRED

C.L.I. Classification	1987-1991	1988-1991	1989-1991	1990-1991
1	-26.6	-24.1	-43.8	-44.4
2	-23.3	-34.7	-46.0	-41.1
3	-20.0	-32.2	-41.9	-36.7
4	-23.0	-25.8	-35.8	-35.5
5	-31.3	-30.7	-40.6	-33.7
6	-19.6	-20.7	-31.7	-25.5
Other	5.6	-23.0	-25.0	18.1
Total	-23.0	-30.2	-41.3	-37.2

APPENDIX E

AGRICULTURAL SALES TRANSACTIONS BY C.L.I. CLASS QUARTER, MONTH, REGION AND MUNICIPALITY

TABLE 19
REAL ESTATE TRANSACTIONS BY C.L.I. CLASS
1990 and 1991

C.L.I. Class	Number of Transactions 1990	1991	% Change
1	356	201	-43.5
2	1,316	870	-33.9
3	1,680	1,164	-30.7
4	1,492	1,046	-29.9
5	642	443	-31.0
6	302	250	-17.2
Other	72	76	5.5
Total	5,860	4,050	-30.9

TABLE 20
MONTHLY SALES TRANSACTIONS
1990 and 1991

	1990 Sales Transactions	1991 Sales Transactions	Percent Difference 1990-1991
January	549	449	-18.2
February	394	216	-45.2
March	507	276	-45.6
April	554	435	-21.5
May	821	601	-26.8
June	617	414	-32.9
July	469	376	-19.8
August	367	298	-18.8
September	271	281	3.7
October	379	281	-25.9
November	419	330	-21.2
December	513	93	-81.9
Year Total	5,860	4,050	-30.9

TABLE 21
QUARTERLY SALES TRANSACTIONS SUMMARY BY QUARTER
1991

Quarter	Agricultural C.L.I. Class Rating 1	2	3	4	5	6	Other	Prov. Total
First 1991								
Number of Transactions	49	225	276	199	108	63	21	941
Second 1991								
Number of Transactions	62	324	428	401	147	71	17	1450
Third 1991								
Number of Transactions	45	179	257	260	123	70	21	955
Fourth 1991								
Number of Transactions	45	142	203	186	65	46	17	704
Year Total								
Number of Transactions	201	870	1164	1046	443	250	76	4050

TABLE 22
SALES TRANSACTIONS BY QUARTER BY REGION
1990 and 1991

		Region 1	Region 2	Region 3	Region 4	Region 5	Region 6
First Quarter	1990	242	228	296	298	219	167
	1991	104	149	202	190	178	118
% Difference		-57.0	-34.6	-31.8	-36.2	-18.7	-29.3
Second Quarter	1990	308	309	395	360	360	262
	1991	259	219	263	290	216	203
% Difference		-15.9	-29.1	-33.4	-19.4	-40.0	-22.5
Third Quarter	1990	143	170	221	175	242	156
	1991	94	142	181	148	227	163
% Difference		-34.3	-16.5	-18.1	-15.4	-6.2	4.5
Fourth Quarter	1990	138	219	244	255	248	207
	1991	63	94	147	118	154	128
% Difference		-54.3	-57.1	-39.8	-53.7	-37.9	-38.2
Year End Totals	1990	[illegible]	926	1,155	1,088	1,068	792
	1991	520	604	793	746	775	612
% Difference		-37.4	-34.8	-31.3	-31.4	-27.4	-22.7

TABLE 23
QUARTERLY SALES TRANSACTIONS SUMMARY
1991

	Number of Transactions	Percent Change Quarter to Quarter
First Quarter	941	-28.2
Second Quarter	1,450	54.1
Third Quarter	955	-34.1
Fourth Quarter	704	-26.3
Year Total	4,050	

TABLE 24
SALES TRANSACTIONS QUARTERLY SUMMARY
1990 and 1991

	1990 Sales Transactions	1991 Sales Transactions	Percent Difference 1990-1991
First Quarter	1,450	941	-35.1
Second Quarter	1,994	1,450	-27.3
Third Quarter	1,107	955	-13.7
Fourth Quarter	1,311	704	-46.3
Year Totals	5,860	4,050	-30.9

TABLE 25

AGRICULTURAL REAL ESTATE TRANSACTIONS BY MUNICIPALITY

1991

Municipality	Number of Transactions	Municipality	Number of Transactions
County 1 Grande Prairie	147	County 17 Mountain View	159
County 2 Vulcan	65	County 18 Paintearth	32
County 3 Ponoka	90	County 19 St. Paul	48
County 4 Newell	40	County 20 Strathcona	25
County 5 Warner	17	County 21 Two Hills	67
County 6 Stettler	72	County 22 Camrose	101
County 7 Thorhild	37	County 23 Red Deer	134
County 8 Forty Mile	63	County 24 Vermilion River	115
County 9 Beaver	98	County 25 Leduc	87
County 10 Wetaskiwin	85	County 26 Lethbridge	28
County 11 Barrhead	58	County 27 Minburn	63
County 12 Athabasca	105	County 28 Lac Ste. Anne	69
County 13 Smoky Lake	62	County 29 Flagstaff	78
County 14 Lacombe	61	County 30 Lamont	70
County 16 Wheatland	69	County 31 Parkland	58

TABLE 25 (Continued)
AGRICULTURAL REAL ESTATE TRANSACTIONS BY MUNICIPALITY
1991

Municipality	Number of Transactions	Municipality	Number of Transactions
Municipal District 1 Cypress	103	Municipal District 90 Sturgeon	74
Municipal District 6 Cardston	38	Municipal District 92 Westlock	88
Municipal District 8 Big Horn	6	Municipal District 99 Clearwater	83
Municipal District 9 Pincher Creek	39	Municipal District 130 Smoky River	49
Municipal District 14 Taber	55	Municipal District 133 Spirit River	11
Municipal District 26 Willow Creek	72	Municipal District 135 Peace	18
Municipal District 31 Foothills	55	Municipal District 136 Fairview	23
Municipal District 34 Acadia	15	Improvement District 6	0
Municipal District 44 Rocky View	65	Improvement District 7 Drumheller	0
Municipal District 47 Starland	17	Improvement District 8	0
Municipal District 48 Kneehill	86	Improvement District 14 Evansburg	90
Municipal District 52 Provost	48	Improvement District 15 Fort Assiniboine	35
Municipal District 61 Wainwright	64	Improvement District 16 Valleyview	64
Municipal District 77 Brazeau	49	Improvement District 17 High Prairie	71
Municipal District 87 Bonnyville	36	Improvement District 18 Bonnyville	75

TABLE 25 (Continued)
AGRICULTURAL REAL ESTATE TRANSACTIONS BY MUNICIPALITY
1991

Municipality	Number of Transactions	Municipality	Number of Transactions
Improvement District 19 Wanham	17	Improvement District 23 Fort Vermilion	68
Improvement District 20 Spirit River	44	Special Area 2 Hanna	77
Improvement District 21 Worsley	44	Special Area 3 Oyen	55
Improvement District 22 Manning	56	Special Area 4 Consort	57

TABLE 26
AGRICULTURAL AND NON-AGRICULTURAL SALES TRANSACTIONS
1990 and 1991

	Agricultural	Non-Agricultural
1990	5,860	5,824
1991	4,050	2,568
% Difference	-30.9	-55.9